





INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 84-16-44-46  
(To be assigned by the Planning Dept.)

WKM 100-AC. TRACT  
P.O.A.D.P. NAME

W.K.M. COMPANIES  
NAME OF DEVELOPER/SUBDIVIDER

11723 WHISPER VALLEY DR.  
ADDRESS SA. 78230

PHONE NO.

PLANNED ENVIRONMENTS INC.  
NAME OF CONSULTANT

8000 WEST AVE. SUITE #2  
ADDRESS

340-5474  
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE NORTH R.O.W. LINE OF F.M. 1604  
& NORTH OF HENDERSON PASS

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- ☒ City Water Board  
☐ Other District \_\_\_\_\_  
Name  
☐ Water Wells

- ☐ Single Family  
☐ Duplex  
☐ Multi-Family  
☐ Business  
☐ Industrial

- ☒ City of San Antonio  
☐ Other System \_\_\_\_\_  
Name  
☐ Septic Tank(s)

*This is a preliminary plan. Area will be platted as single lot*

DATE FILED Oct 3, 1984

REVISIONS FILED:  
(if applicable)

DUE DATE OF RESPONSE Oct 31, 1984  
(Within 20 working days of receipt)

DATE OF RESPONSE  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

REVIEWED BY STAFF ON

COMMENTS:

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC

TRANSPORTATION STUDY OFFICE

COMMENTS: Requested info that was lacking from Gm Tolson 9-18-84

10-5-84  
Committee reviewed plan, and there was a staff consensus to see  
that the collector st. jog be eliminated by directly linking  
the collector system/rational was because of current design  
would not facilitate expected volume of traffic between F.M. 1604  
& Redland Rd. also as a result of the jog, traffic signalizing would be  
difficult to address. It was also suggested that entry (86' ROW) at 1604 center  
was that grades & decided to disregard last statement See addition notes on previous sheet





# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Applicant: Planned Environments, Inc.  
Mr. James B. Latson  
Address: 8000 West Avenue, Suite 2  
San Antonio, Texas 78213

November 5, 1984

Re: W.K.M. 100 Acre Tract ☒ Preliminary Plan ☐ P.O.A.D.P.  
File #: 84-16-64-46  
*17 24*

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☒ is in general compliance with the Subdivision Regulations
- ☐ lacks compliance with the Subdivision Regulations regarding:
- |   |  |
|---|--|
| <input type="checkbox"/> Street layout                        | <input type="checkbox"/> Low density lots                  |
| <input type="checkbox"/> Relation to adjoining street system  | <input type="checkbox"/> fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets                         | <input type="checkbox"/> 24' alley(s)                      |
| <input type="checkbox"/> Street jogs or intersections         | <input type="checkbox"/> _____                             |
| <input type="checkbox"/> Dead-end streets                     | _____  |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | _____  |

☐ See annotations/comments on attached copy of your plan.

☒ Comments: Thank you for submitting to the Departments' Transportation Division the additional information reflecting the relationship of this POADP with planned development in the immediate area.

Based on the new information, the staff has reconsidered your proposal and we offer no objections.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

*McNeal*  
Michael C. O'Neal

Chief, Current Planning

sm



# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Planned Environments, Inc.

October 10, 1984

Applicant: Mr. James B. Latson  
Address: 8000 West Avenue, Suite #2  
San Antonio, Texas 78213

☒ Preliminary Plan

Re: W.K.M. 100 Ac. Tract ☐ P.O.A.D.P.

File #: 84-16-63-46

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ( ) meets the P.O.A.D.P. requirements
- ( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.
  - ( ) 36-20D(a)      ( ) 36-20D(e)      ( ) 36-20D(i)
  - ( ) 36-20D(b)      ( ) 36-20D(f)      ( ) 36-20D(j)
  - ( ) 36-20D(c)      ( ) 36-20D(g)      ( ) 36-20D(k)
  - ( ) 36-20D(d)      ( ) 36-20D(h)      ( ) \_\_\_\_\_
- ( ) is in general compliance with the Subdivision Regulations
- ( ) lacks compliance with the Subdivision Regulations regarding:
  - ( ) Street layout      ( ) Low density lots
  - ( ) Relation to adjoining street system      ( ) fronting onto major thoroughfares
  - ( ) Stub streets      ( ) 24' alley(s)
  - ( ) Street jogs or intersections      ( ) \_\_\_\_\_
  - ( ) Dead-end streets      \_\_\_\_\_
  - ( ) Cul-de-sac streets in excess of 500'      \_\_\_\_\_
- ( ) See annotations/comments on attached copy of your plan.
- (X) Comments: (see attached)

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By

Mconka



Attachment  
W.K.M. 100 Ac. Tract

It is recommended that consideration be given to alignment of the collector street system. The new alignment being suggested is a direct linkage of the two collector streets located to the northwest and southeast of the proposed north-south 86' facility. Staff believes that a merger such as this will enhance vehicular movement in the area and also addresses a traffic signalization concern raised in the review.

If you concur to the recommendation, please resubmit your plan with the change. However, if you believe the matter should be discussed further, we will be glad to meet with you.

10-17-84  
Jim Latsen called in regards to staff recommendations. He said that the purpose of the offset street design was to discourage through traffic. Explained the bases for staff rec. Jim said he would discuss the re alignment proposal with his client. & then he would like to meet with the staff. He also stated that the 86' facility would provide the necessary movement between 1604 & Redland Rd.

al  
ocm  
sl. { 10-23-84 met with Jim, Pat Uca to discuss staff comments dated 10-10-84. Jim indicated that the plan was designed in this fashion (offset street) to discourage thru traffic because area to the north 108 ac. parcel is being planned for res. development (5 unit per ac.)

(2) site plan has been developed and staff rec. would require redrawing of layout.

(3) anticipated traffic patterns in area do not warrant linkage of collector streets.

(4) exit ramp design on 1604 (F.R.) would by pass entry (collector street) at 1604.

Based on reasons above requests for Jim's overall sketch reflecting relationship of all development in the immediate area.

This will give staff a better idea of the situation.

11-2-84 Esmeralda advised committee that the info requested by staff had been submitted to him & based on the new info he had no problem with the design as planned by Latsen.





# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO TEXAS 78285

*Planned Environments, Inc.*

Applicant: Mr. James B. Lutson  
Address: 8000 West Ave. Suite 2  
San Antonio Texas  
78213

Re: W.K.M. 100 ac. tract

File #: 84-16-64-46

☒ Preliminary Plan  
☐ P.O.A.D.P.

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- ☐ lacks compliance with the Subdivision Regulations regarding:
- |   |  |
|---|--|
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| <input type="checkbox"/> Dead-end streets                     | <input type="checkbox"/> _____                             |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' |  |

☐ See annotations/comments on attached copy of your plan.

☒ Comments: Thank you for submitting to the depts transportation division the additional info reflecting the relationship of this P.O.A.D.P. with planned development in the immediate area. Based on the new info the staff has reconsidered your proposal. & we offer no obj

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal  
Chief, Current Planning

sm

"AN EQUAL OPPORTUNITY EMPLOYER"





meo  
Eddie

March 17, 1988

Mr Mike O'Neal  
Planning Administrator  
City of San Antonio  
Department of Planning  
P.O. Box 9066  
San Antonio, Texas 78285

Dear Mr. O'Neal

I am writing in response to your letter dated March 8, 1988 regarding preliminary overall area development plans still in your files. The P.O.A.D.P numbers mentioned were 140, 132, 208, and 209. Although plats have been filed on none of these they all remain active. We would appreciate your cooperation in keeping these active for another eighteen (18) months.

Thank you for your assistance, if you have any questions, please do not hesitate to contact me.

Sincerely,

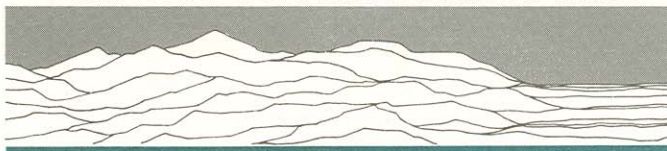
PLANNED ENVIRONMENTS, INC.

James B. Latson  
Vice President  
General Manager

RECEIVED  
1988 MAR 23 PM 4:10  
DEPT OF PLANNING  
CURRENT PLANNING  
DIVISION



PLANNED ENVIRONMENTS INC.



LAND PLANNERS

October 1, 1984

Mr. Eddie Guzman  
Planning Subdivision Coordinator  
Planning Department  
City of San Antonio  
111 Plaza De Armas  
San Antonio, Texas 78205

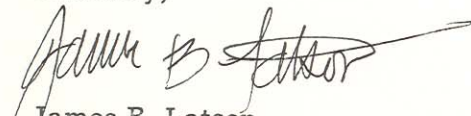
RE: WKM 100-Acre Tract on Loop 1604

Dear Mr. Guzman:

In regards to the construction scheduling on the WKM 100-acre tract on Loop 1604 for which I have submitted a P.O.A.D.P., the Owner informs me that construction will begin within three (3) months either side of the date that the City of San Antonio supplies sewer and water service. After consultations with the Project Engineers and City Staff, I understand this time period to be approximately twenty-four (24) months.

If you have any questions, please do not hesitate to contact me.

Sincerely,

  
James B. Latson  
Vice President

JBL:bs

RECEIVED

OCT 2 1984

DEPARTMENT OF PLANNING  
Subdivision Section

In affiliation with  
BECHTOL-HOFFPAUIR  
LANDSCAPE ARCHITECTS

1502 WEST AVENUE  
AUSTIN, TEXAS 78701  
512/474-0806

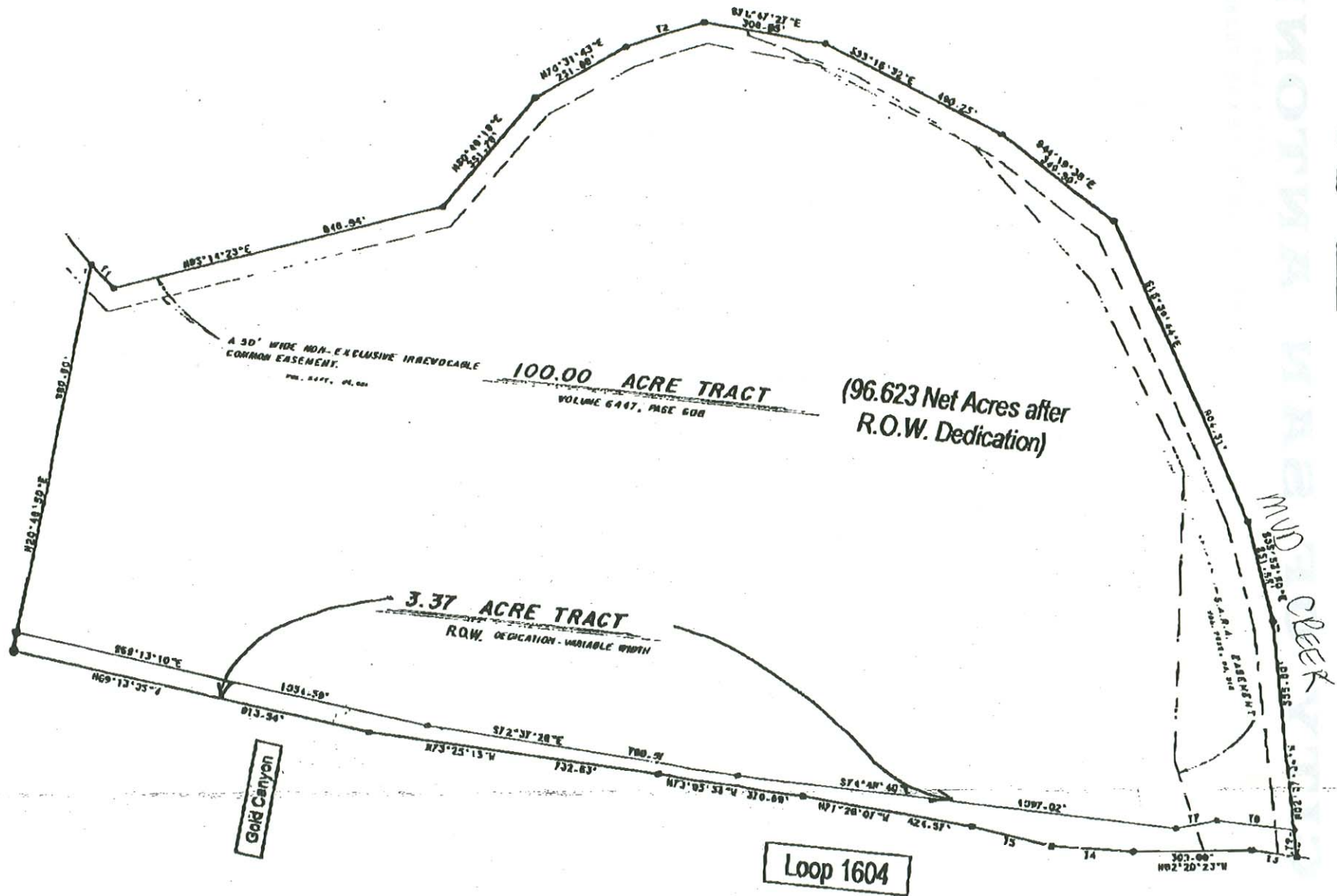
8000 WEST AVENUE, SUITE #2  
SAN ANTONIO, TEXAS 78213  
512/340-5474





Roalson Interests, Inc.  
Real Estate Services

## Survey



All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.









# ELIZABETH CAROL

P.O.A. D.P. #132

WKM - 100 Acres  
submitted in 84.

- POADP expire in 18 months - unless a plat has been filed.

• no record of WKM.

plat

exp 8-31-96

- 940650 gold canyon
- 930050 gold sub

Approved 1-7-93

Approval exp. 1-7-96

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**ROALSON INTERESTS, INC.**  
**14800 SAN PEDRO, SUITE 214**  
**SAN ANTONIO, TEXAS 78232**

TELEPHONE: 210/496-5800

FACSIMILE: 210/496-5809

**FACSIMILE COVER SHEET**

TO:	FACSIMILE PHONE NO.	PHONE NO. IN EVENT OF TRANSMISSION DIFFICULTY
(1) <u>Elizabeth Carol</u>	<u>207-4441</u>	<u>207-7900</u>
(2) _____	_____	_____
(3) _____	_____	_____
FROM: <u>Eaton Rodson</u>	Total No. of Pages Sent: <u>3</u> (Including Cover Sheet)	
DATE: <u>3-29-86</u>		

RE: See the Attached Property have a PDAPP ON

COMMENTS: FILE? 1604/GOLD CANYON-96 ACRES

*PDAPP  
VOIDED*

*Thanks*

*Edu*

IF YOU EXPERIENCE ANY PROBLEMS WITH THIS TRANSMISSION OR HAVE ANY QUESTIONS, PLEASE CALL (210) 496-5800  
 c:\winward\admin\facscov\1194

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10-5-84

Rogers Trust

Buford. Wm. on Wendell's request.  
to reconsider the planned use  
the purposes.

Staff was not opposed to the  
use as depicted on the P.D.R.

W.K.V. Company

100 ac.

~~We note that any planned street crossing  
Florida Street will require all wheat  
crossing.~~

rec. align the two collection  
streets.

all street grades need to meet  
criteria set forth on the code  
it is felt that because of expected  
high volume of traffic.

only at 1604 has steep grade  
all steep require some reg. app.